



September 22, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05SN0125

Charles Burford

Midlothian Magisterial District
13839 Westfield Road

REQUEST: A manufactured home permit to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is to allow replacement for an existing double wide manufactured home.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

This property is known as 13939 Westfield Road. Tax ID 726-709-8466 (Sheet 5).

Existing Zoning:

R-7

Size:

0.5 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Residential
East - R-7; Residential
West - R-7; Residential

Utilities:

Public water and private septic system

General Plan:

(Midlothian Area Community Plan)

Residential
(1.01 to 2.5 units per acre)

DISCUSSION

The applicant is requesting a Manufactured Home Permit to park a new manufactured home seventy-two (72) feet by thirty-two (32) feet in a Residential (R-7) District. This is the applicant's first permit. However, the applicant has parked an older double wide sixty (60) feet by twenty-eight (28) feet manufactured home on this property since the 1980's.

The manufactured home will be located on property belonging to the applicant.

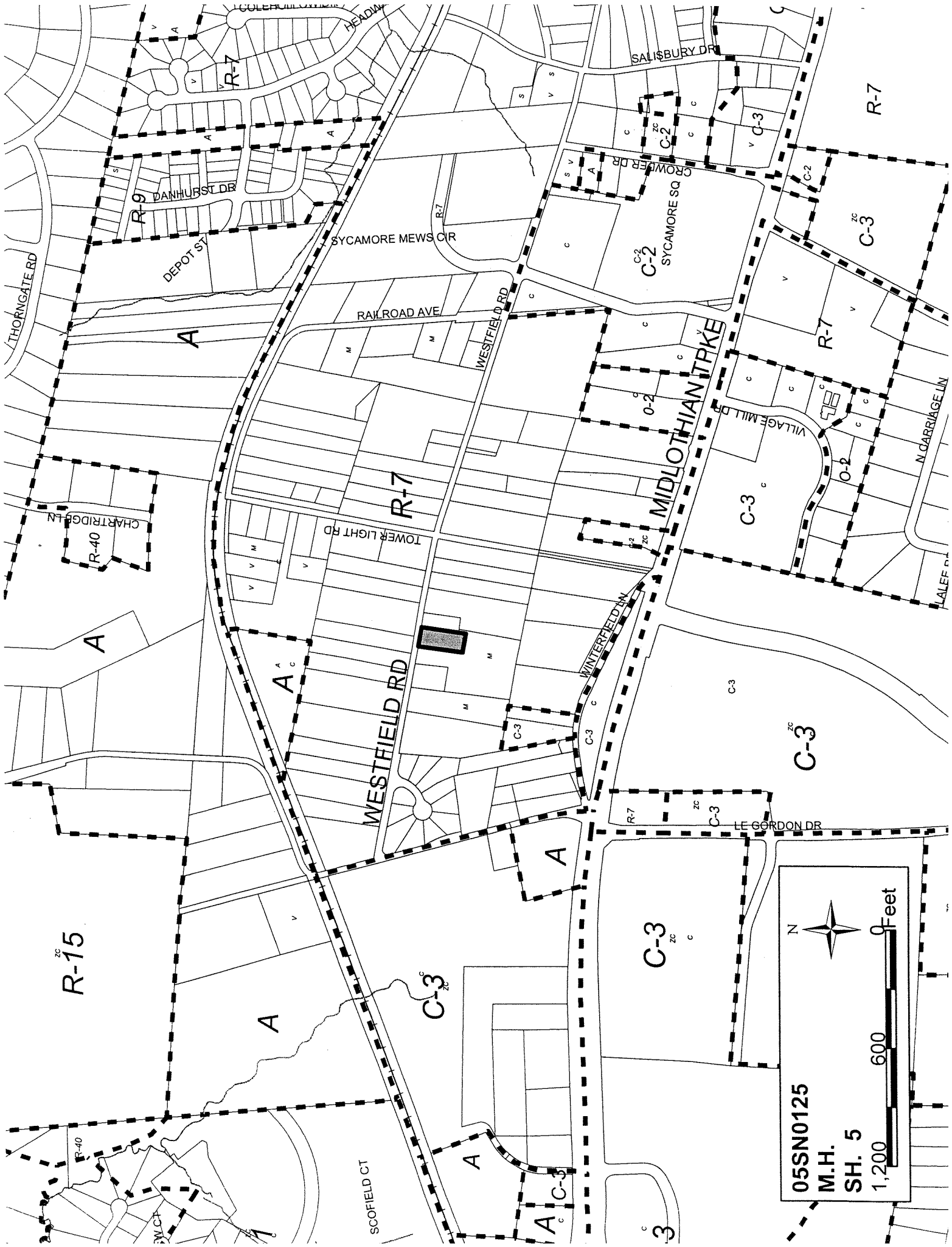
The property is served by public water and private septic system.

The Health Department has not reported there is no environmental health hazard in existence.

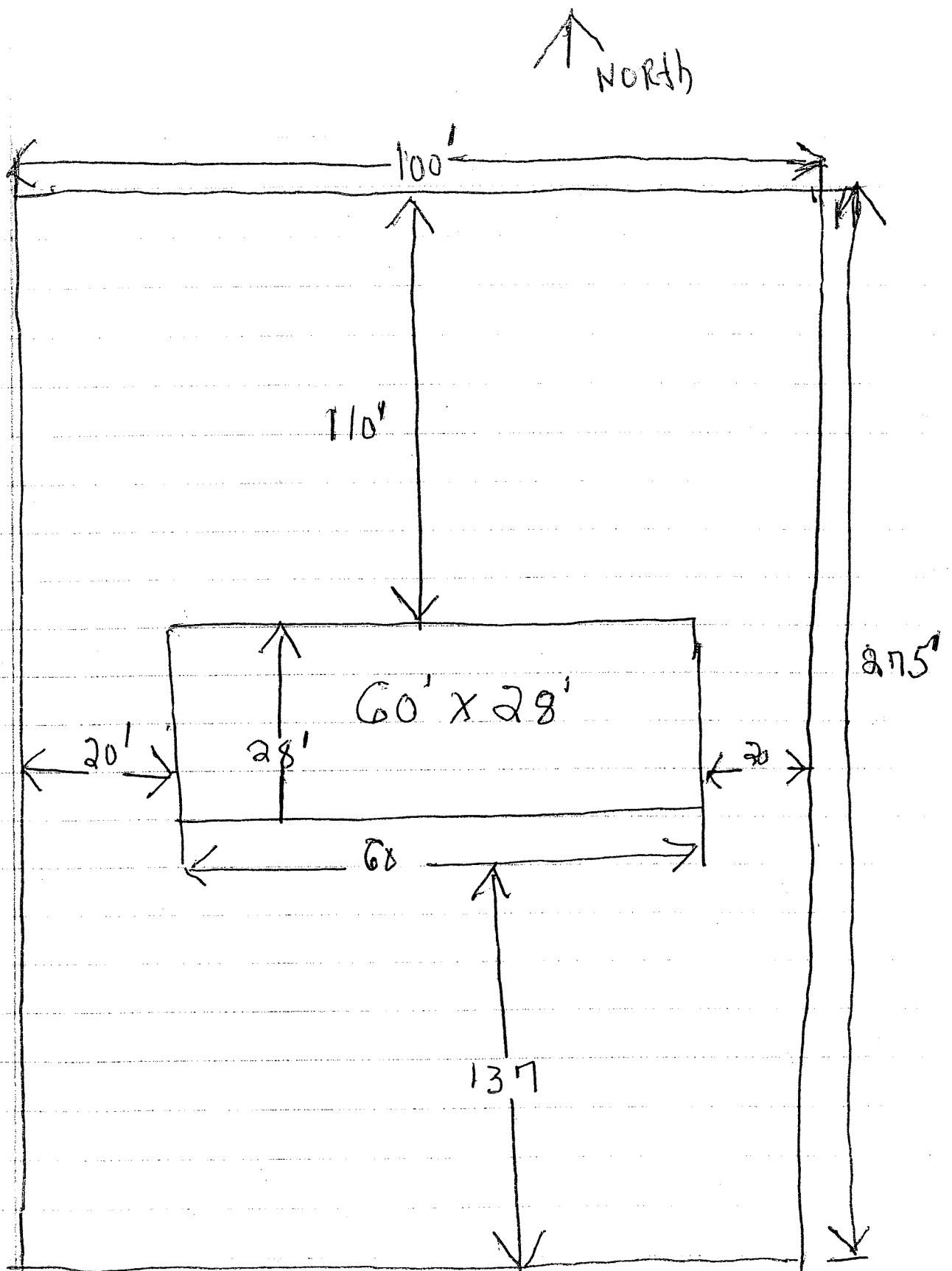
This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home will be located in an area designated by the Midlothian Area Community Plan for residential use. Adjacent properties are zoned Residential (R-7). This is an older, well-established, residential area with a mixture of different types of single family dwellings. If a manufactured home had not been parked on the subject property, staff would recommend denial. However, since a manufactured home has been parked on the subject property since the 1980's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



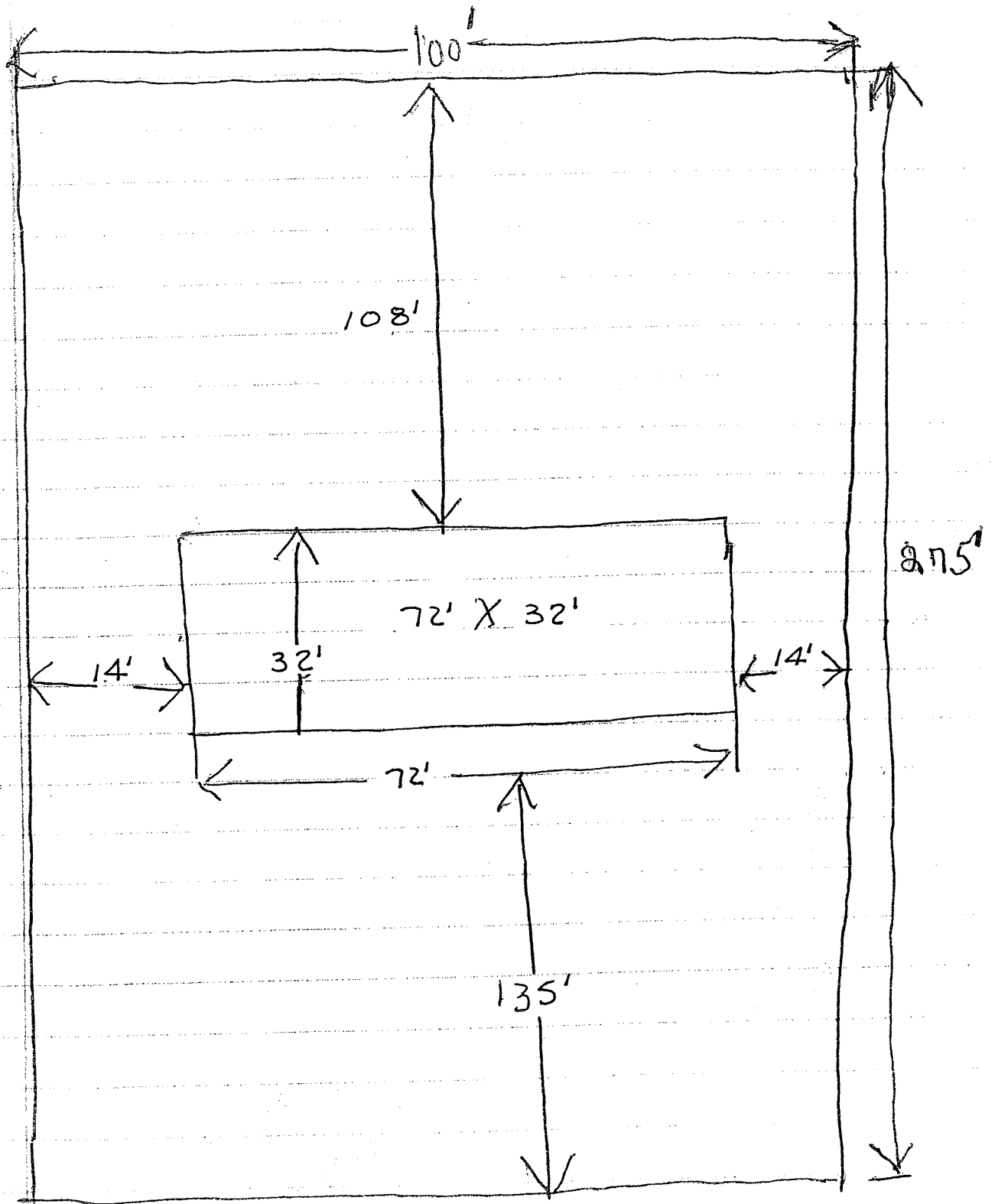
05SN0125
M.H.
SH. 5
1,200
600
9 Feet



EXISTING

058NO125-1

↑
NORTH



PROPOSED

OSSNO/25-2

This floor plan shows a 3-bedroom house with a study and an optional half bath. The layout includes:

- Family Room:** 17' x 15', featuring a fireplace and a TV stand.
- Breakfast Area:** Adjacent to the family room.
- Kitchen:** Includes a range, sink, and refrigerator.
- Utility:** Located near the kitchen, with an optional half bath (OPT. HALF BATH) accessible from this area.
- Pantry:** Adjacent to the kitchen.
- Study:** 10' x 15', featuring a desk and a chair.
- Living Room:** 18' x 15', featuring a fireplace and a TV stand.
- Dining Room:** 10' x 15', featuring a table and chairs.
- Master Bedroom:** 14' x 15', featuring a walk-in closet and a linen closet.
- Bedroom #1:** 11' x 15', featuring a walk-in closet.
- Bedroom #2:** 11' x 15', featuring a walk-in closet.
- Bedroom #3:** 11' x 15', featuring a walk-in closet.
- Bathrooms:** One full bath and one optional half bath.
- Closets:** Multiple closets throughout the house, including a linen closet and a walk-in closet in the master bedroom.

055NO/25-3